

Offering Memorandum – For Lease

1595 Fairfax Avenue Unit B

*Mixed-Use Commercial/Industrial Property
in India Basin*

Property Highlights

- Industrial service yard in primary industrial zone
- Flexible space suitable for contractor or light industrial users
- Existing industrial tenants operating on-site
- Located within the Bayview–Hunters Point industrial corridor
- Strong demand for industrial and service yard space in southeastern San Francisco



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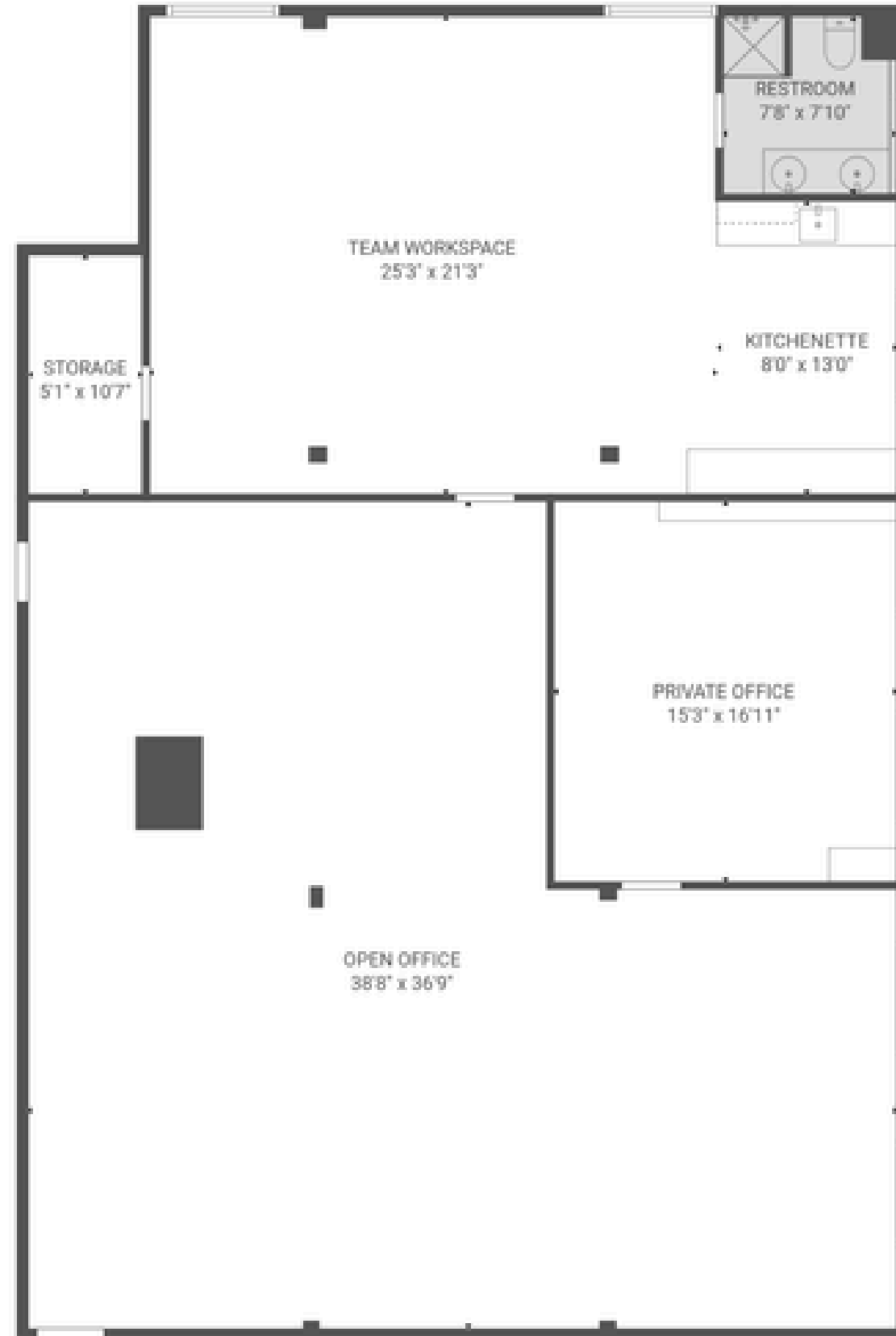
1595 Fairfax Avenue Unit B

1595 Fairfax Avenue presents a flexible industrial service property located in the Bayview-Hunters Point industrial corridor of southeastern San Francisco. The property currently accommodates multiple service-oriented tenants including equipment rental, construction services, and printing operations, making it well suited for contractors, logistics users, or light industrial businesses.

The site benefits from its strategic location within San Francisco's primary industrial district, offering proximity to major transportation routes, port facilities, and regional logistics infrastructure



Property Type	Mixed Use Commercial/Industrial
Use Type	Contractor yard / Equipment rental / Light industrial
Parcel ID	5242-016
Bldg SF	10,110
# of Units	2
Lot SF	2147 sqft
Year Built	1939



TOTAL: 2147 sq. ft
2ND FLOOR: 2147 sq. ft
EXCLUDED AREAS: STORAGE: 54 sq. ft, WALLS: 98 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP, MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





\$22 PER SF/YR \$3,936 PER Month

Estimated based on full asking rent; excludes utilities and pass-throughs.

**1595B FAIRFAX AVENUE
SAN FRANCISCO, CA 94124**

Availability: **Immediately**

Leasing Type: **Modified Gross**

Zoning: **PDR-1-G**

Unit A - Sq Ft: **±2,147 sqft**

Space Condition: **As-Is**

Floor Level **2nd Floor (Stair Access Only)**

Year Built: **1939**

Restroom: **1**

Electrical Capacity: **40 amp, 3-Phase**

HVAC: **Heating and Cooling**



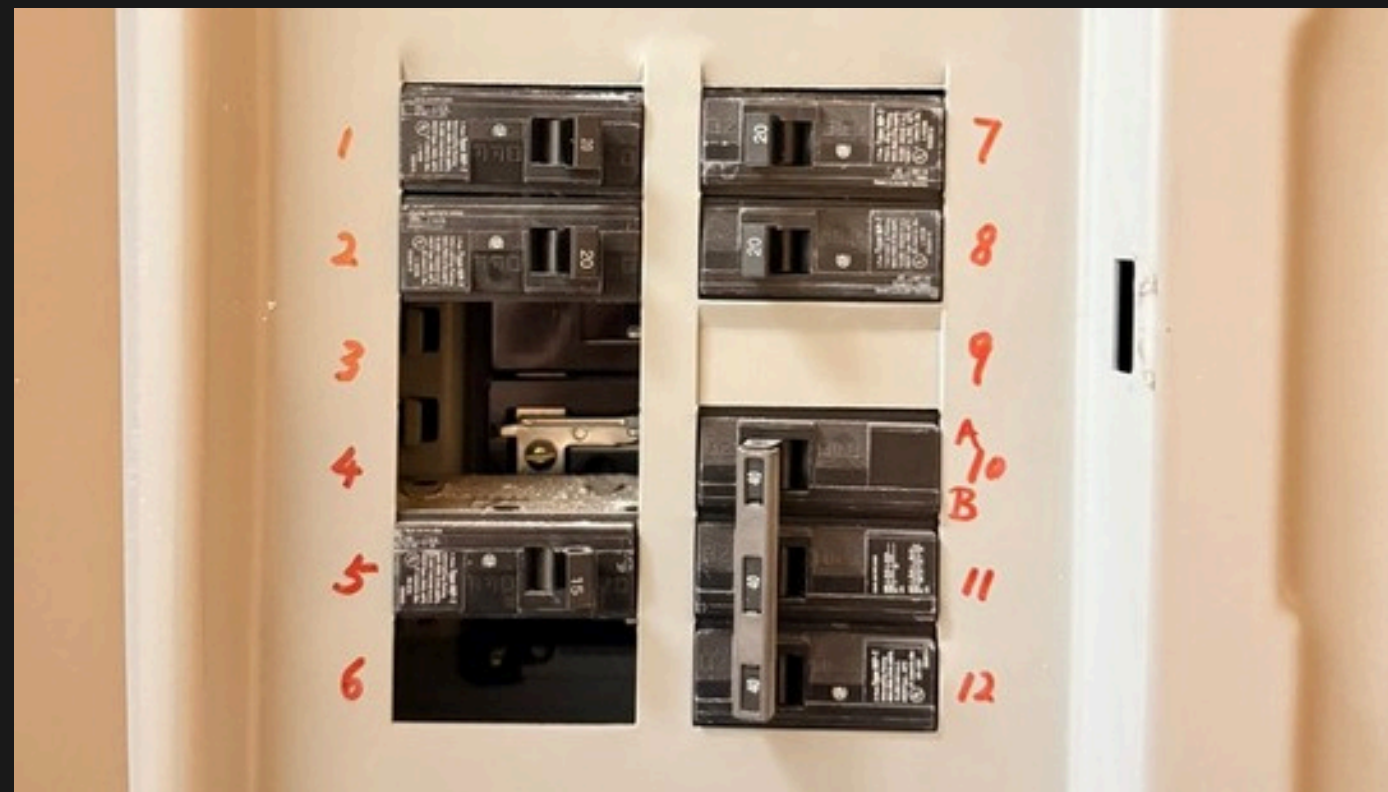
Prime Location

Situated in the vibrant Bayview district with convenient access to major transportation routes, including nearby freeway connections and public transit.

High-Capacity Electrical Service

Property equipped with robust electrical infrastructure to support a variety of industrial and office operations.

3 Phase 40 Amps



Heating and Cooling

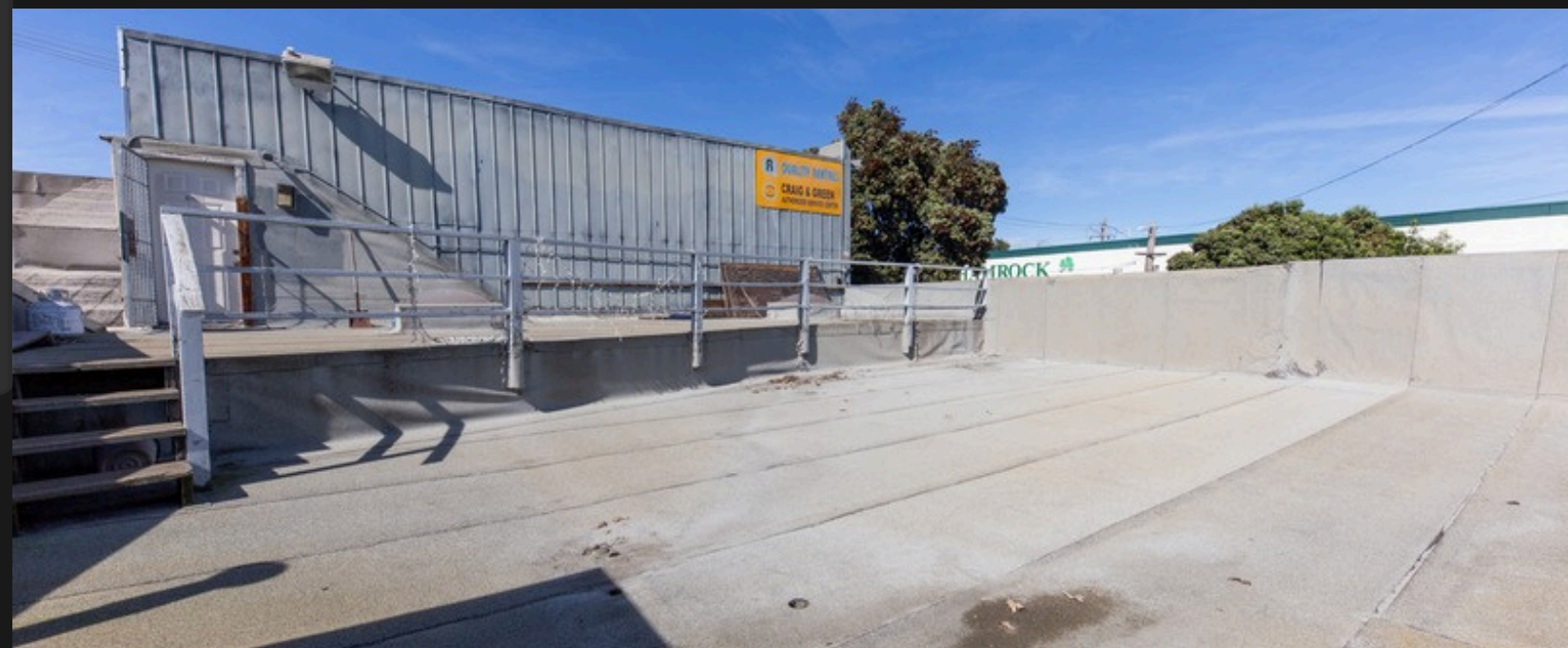
Equipped with a central HVAC system for climate control.

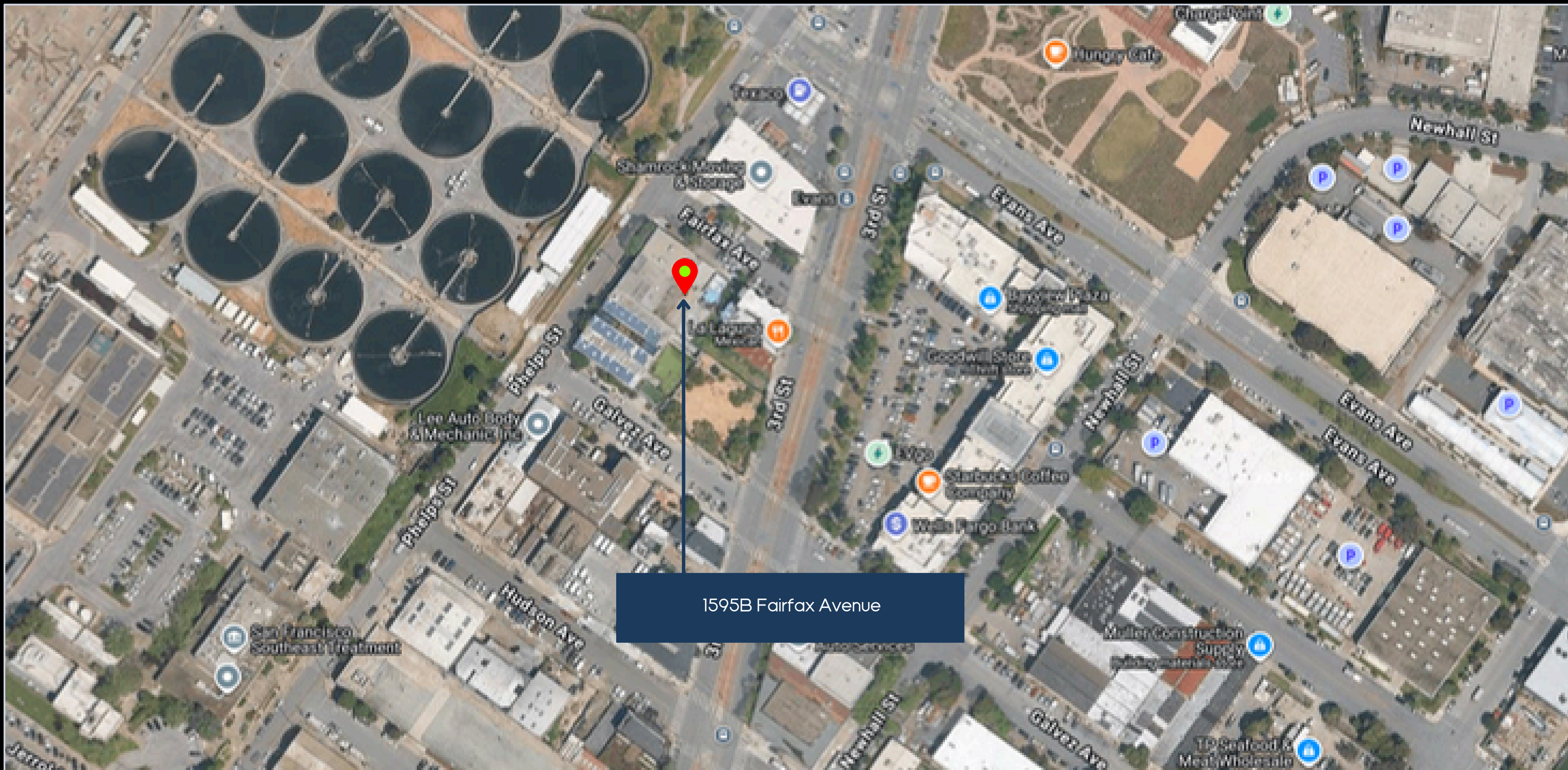
Mixed-Use Configuration

Previously a trade office with an open floor layout



Shared Outdoor Space





1595B Fairfax Avenue

1595 Fairfax Avenue Unit B offers immediate access to multiple amenities. This central, highly walkable urban core supports strong tenant stability and high rental demand.

Bayview-Hunters Point location — walkable to local amenities on 3rd Street, with quick access to major freeways and the T Third Street Muni line.



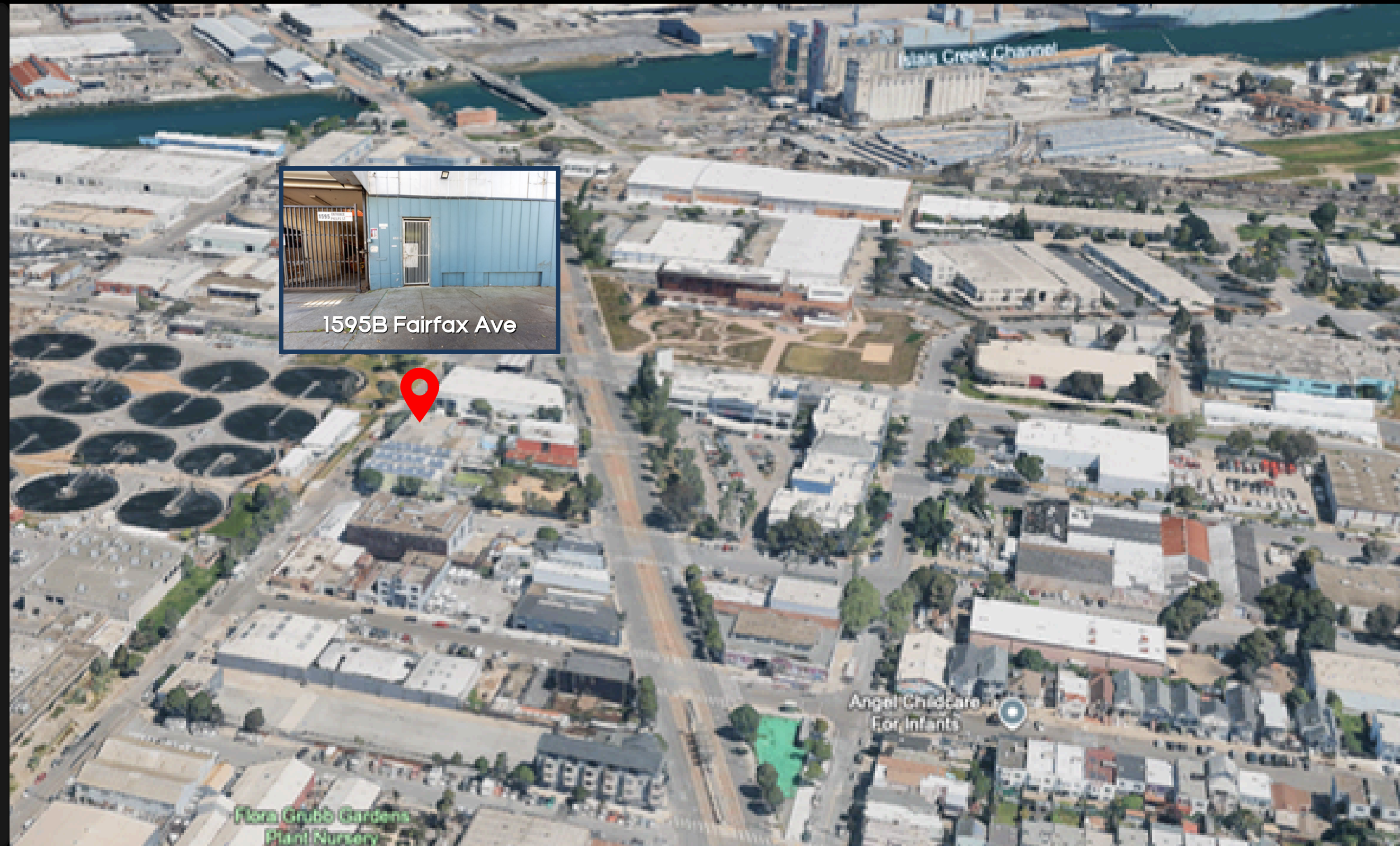
~4 MIN walk to T Third St Muni (3rd & Fairfax area)
~14 MIN drive to Caltrain 4th & King
~20 MIN drive to Civic Center BART



06 MIN to Dogpatch / Mission Bay
08 MIN to Mission District
12 MIN to Financial District



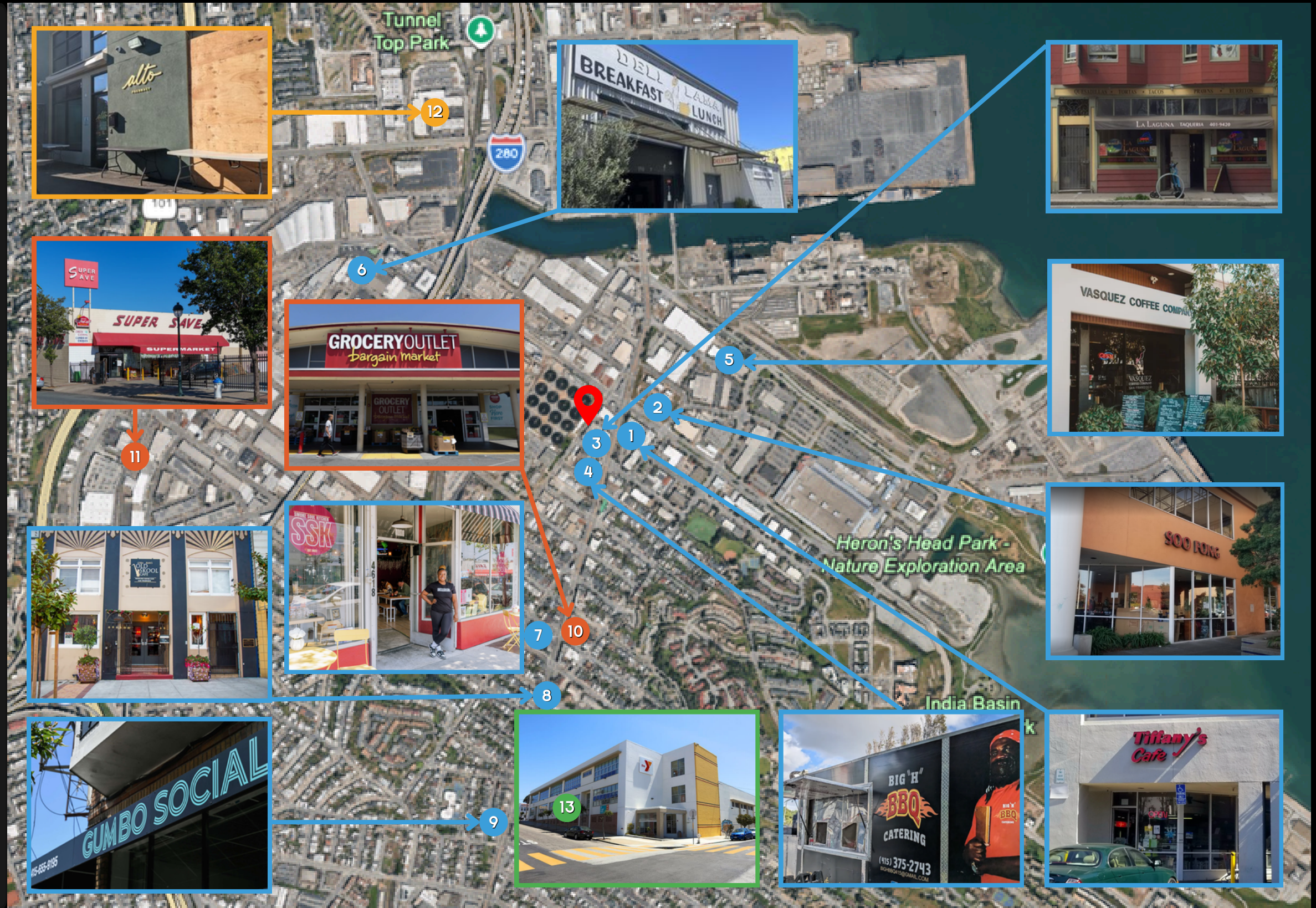
01 MIN to US-101 On-Ramp
03 MIN to I-280 On-Ramp
05 MIN to I-80



1595 Fairfax Avenue Unit B offers immediate access to multiple amenities. This central, highly walkable urban core supports strong tenant stability and high rental demand.

📍 1595B Fairfax Ave
Nearby Amenities

1. Tiffany's Cafe
2. Soo Fong
3. La Laguna Taqueria
4. Big H BBQ
5. Vasquez Coffee
6. The Deli Lama
7. Smoke Soul Kitchen
8. Old Skool Cafe
9. Gumbo Social
10. Super Save Market
11. Grocery Outlet
12. Alto Pharmacy
13. Bayview YMCA



Restaurants



Grocery



Pharmacy



Fitness

Bayview- Hunters Point DISTRICT

Location Advantages

- Established industrial corridor in southeastern San Francisco
- Access to regional highways serving the Bay Area
- Close proximity to port and logistics facilities
- Strong demand for contractor and service yard space
- Surrounded by industrial, manufacturing, and distribution businesses

India Basin Waterfront Park

Opera House

High Walkability

The property is located in the Bayview-Hunters Point district, one of San Francisco's primary industrial and production zones. The area historically served as a shipbuilding and industrial hub and continues to support logistics, contractor yards, manufacturing, and service businesses.



1595B Fairfax Ave benefits from exceptional access to transit. Major routes stop just steps away, and the area's central location provides easy connections to regional transit lines ensuring comprehensive access across the city.

The map illustrates the transit network surrounding 1595B Fairfax Ave. Key features include:

- 22nd St CalTrain Station:** A major regional transit hub located just north of the address.
- 24th St Mission Bart Station:** A major regional transit hub located just west of the address.
- 15 Bayview Hunters Point Express:** A bus route connecting the area to the Bayview Hunters Point neighborhood.
- 19 Polk:** A bus route connecting the area to the Polk neighborhood.
- 54 Felton:** A bus route connecting the area to the Felton neighborhood.
- 44 O'Shaughnessy:** A bus route connecting the area to the O'Shaughnessy neighborhood.
- 9R, 8, 48, 14, 23, 67, 36:** Various other bus routes providing local and regional connectivity.
- T Third Street Muni Line:** A streetcar line running along the waterfront.

INDUSTRIAL USE CATEGORY	STATUS
Manufacturing, Light	P
Metal Workshop	P

COMMERICAL USE CHARACTERISTICS	STATUS
Small Enterprise Workspace	P
Walk-up Facility	P

INSTITUTIONAL USE CATEGORY	STATUS
Child Care Facility	C
Community Facility	P
Job Training	P
Medical Cannabis Dispensary	P
Social Service or Philanthropic Facility	P
Trade School	P

SALES & SERVICE CATEGORY	STATUS
Storage, Self	NP
Trade Shop	P
Services, Business	P
Trade Office	P
Wholesale Sales	P



The PDR-1-G (General) District is intended to retain and encourage existing production, distribution, and repair activities and promote new business formation. Prohibits Residential and Office uses, and limits Retail and Institutional uses.

Allows for more intensive production, distribution, and repair activities than PDR-1-B and PDR-1-D, but less intensive than PDR-2. Generally, all other uses are permitted.

**Light Industrial
Buffer Zone**

**Formula Retail
Permitted**

**No Residential
Allowed**

**Business Services
& Trade Office Permitted**

The information presented is considered reliable; however, accuracy is not guaranteed. Users are advised to independently verify all details.

Source: https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_planning/0-0-0-20123



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed with a certified public accountant or tax attorney. Title questions should be discussed with a title officer or attorney. All properties and services are marketed in compliance with all applicable fair housing and equal opportunity laws



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